

City Council  
Atlanta, Georgia

05-0-1310

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-05-62  
Date Filed: 6-14-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2000-2015 Bolton Road, N.W.** be changed from the R-4A (Single family Residential) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 252 and 256, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-6

**LEGAL DESCRIPTION**

**BOLTON ROAD**

*2000-2015*

All that tract or parcel of land lying and being in Land Lots 252 and 256 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more particularly described as follows;

To find the Point of Beginning commence at a point at the intersection of the easterly right-of-way line of James Jackson Parkway (200 ft r/w, per GA.DOT Project No.M-9000(10)) and the northerly right-of-way line of Bolton Road (r/w varies at this point),

THENCE along the arc of a curve to the left following the northerly right-of-way line of Bolton Road, per GA. DOT right-of-way plans as previously noted, 172.60 feet to a concrete right-of-way monument found, said right-of-way monument found being the **POINT OF BEGINNING**.

THENCE North 07 degrees 38 minutes 03 seconds West for a distance of 236.80 feet to a 1/2" iron pin found in a stone.

THENCE North 07 degrees 49 minutes 33 seconds West for a distance of 192.72 feet to a 1/2" iron pin set.

THENCE South 61 degrees 03 minutes 03 seconds West for a distance of 183.53 feet to a 1/2" iron pin set on the easterly right-of-way line of James Jackson Parkway.

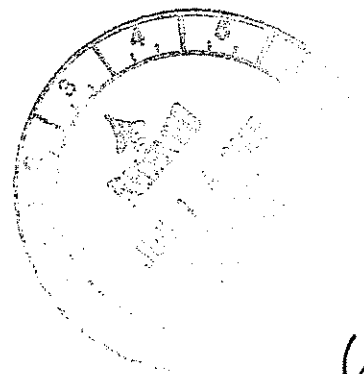
THENCE North 07 degrees 40 minutes 05 seconds West for a distance of 32.19 feet along the easterly right-of-way line of James Jackson Parkway to a 1/2" iron pin set.

THENCE North 61 degrees 10 minutes 46 seconds East for a distance of 306.92 feet leaving the easterly right-of-way line of James Jackson Parkway to a 1/2" iron pin set.

THENCE South 43 degrees 44 minutes 19 seconds East for a distance of 46.32 feet along the westerly right-of-way line of Forrest Avenue (40 ft r/w per Plat Book 6 Page 133) to a 3/8 inch iron pin found.

THENCE South 43 degrees 03 minutes 18 seconds East for a distance of 407.05 feet to a 1/2" iron pin set on the northerly right-of-way line of Bolton Road (40 ft. r/w at this point).

THENCE the following courses and distances along the northerly right-of-way line of Bolton Road.



*7-05-62*

South 60 degrees 54 minutes 17 seconds West for a distance of 305.27 feet to a 1/2" iron pin set (40 ft. r/w at this point).

THENCE North 07 degrees 29 minutes 00 seconds West for a distance of 7.02 feet to a concrete right-of-way monument found (r/w width varies at this point).

THENCE South 63 degrees 26 minutes 09 seconds West for a distance of 99.02 feet to a concrete right-of-way monument found, said concrete right-of-way monument found being the **POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 2.7812 acres or 121,151 square feet +/-.

